

February 1, 2022

Meeting opened: 7:30pm, via Zoom conference call.

Members Present: Richard Beauregard, Chairman; Carol Johnson, Clerk; Mona Bissany; Stephan Schaub; Rachel Jackson

Member Absent: Richard Bringham; Brenda Healy

Also Present: Rachel Brase & Amber Mullen, Norfolk County-8: Excellence Grant, Epidemiologists

Weekly COVID19 Town update from Health Director, Melissa Ranieri

Approval of Minutes from the January 18, 2022 Board of Health meeting:

**MOTION:** Made by Carol Johnson that the Board of Health approves the minutes as amended. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Planning Board Request for comment-Site Plan Approval-2220 Boston Providence Highway

**Documents/Exhibits**

The Planning Board is requesting comments on a Site Plan Approval to allow the construction of an 8,200 sq. ft. corporate headquarters for a residential basement waterproofing company, including 3,050 sq. ft. of general office space, 5,150 sq. ft. of truck bay/storage space, coupled with site work, parking areas, landscaping and storm-water management systems.

The applicant is also applying for a Special Permit to allow a non-residential use that will render impervious more than fifteen percent (15%) of two thousand five hundred (2,500) square feet of the lot, but not more than the impervious coverage permitted in the underlying district (HBD: 90%) as shown on the plan.

The proposed project is located in the Water Resource Protection Overlay District (WRPOD) Area 3. The project will be located on town water and will have an onsite septic system. Soil testing was conducted on the proposed property; however, septic plans have not yet been submitted to the health department. The project also shows a sidewalk around a portion of the building to provide access from the parking lot into the building. There is also a fenced in dumpster area onsite to accommodate a 30 yard dumpster. Lighting is also proposed throughout the perimeter of the parking lot as well as on the building.

**MOTION:** Made by Mona Bissany that the Board of Health would like to request a list of the type(s) of chemicals that will be stored on site as well as work that will be done on the premises, i.e., repairs to vehicles and/or equipment. In the event that the occupant is storing, transporting, using, handling or otherwise managing hazardous materials totaling more than (50) gallons liquid volume or twenty-five (25) pounds dry weight, they must register it with the Health Department. In addition, the septic system plan for the property must be submitted to the Health Department for review. Seconded by Stephan Schaub. **VOTE: 4-0-0 UNANIMOUS.**

Planning Board Site Plan Approval- 173 High Plain Street

**Documents/Exhibits**

The Planning Board is requesting comments on a site plan approval to allow the redevelopment of the site to construct a new mix-use building with first floor commercial and two upper residential stories (10 residential units) along with driveways, parking areas, landscape areas, utility systems and storm- water management systems. Commercial tenants are unknown at this time. The proposed project will utilize town water and town sewer. The plan shows existing sidewalks on High Plain Street as well as sidewalks around the perimeter of the building from the parking lot. The plan also shows lighting in the parking lot as well as a gated dumpster area.

**MOTION:** Made by Richard Beauregard that the Board of Health recommends, per the MA Waste Disposal Ban, a recycling container be included with the trash container in order for recycling to be implemented for utilization by the occupants of the building. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS**

Zoning Board of Appeals-Request for comment-Special Permit-173 High Plain Street

**Documents/Exhibits**

The Board of Appeals is requesting comments on a special permit to allow the two upper floors of a proposed three story building to be used for residential use.

The applicant is proposing to demolish the existing single family residential structure at 173 High Plain Street and construct a three-story mixed used building with commercial uses on the first floor with the two upper floors being used for 10 residential units along with driveways, parking areas, landscape areas, utility systems and storm water management systems. The proposed project will utilize town water and town sewer.

**MOTION:** Made by Mona Bissany that the Board of Health has no comments at this time. Seconded by Carol Johnson. VOTE: 4-0-0 UNANIMOUS

Conservation Commission-Request for comment- Land Disturbance Permit- Lincoln Estate

**Documents/Exhibits**

The Conservation Commission is requesting comments on a Land Disturbance permit for the Lincoln Estates project. A Land Disturbance permit is required when more than 40,000sf of land is being disturbed.

**MOTION:** Made by Carol Johnson that the Board of Health no comment. Seconded by Stephan Schaub. VOTE: 4-0-0 UNANIMOUS.

**MOTION TO ADJOURN:** Made by Carol Johnson. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Meeting closed at 7:57pm